

**BISMARCK RENAISSANCE ZONE AUTHORITY**  
**MEETING MINUTES**  
**May 14, 2020**

The Bismarck Renaissance Zone Authority met on May 14, 2020 in the David J. Blackstead Meeting Room in the City-County Office Building at 221 North 5<sup>th</sup> Street. Due to ongoing public health concerns related to COVID-19, the meeting was held via Zoom. Chair Christianson presided and was present in the Tom Baker Meeting Room.

Authority members present were Jim Christianson, Joe Fink, Dustin Gawrylow, George Keiser, Todd Van Orman, Curt Walth and Greg Zenker.

Technical Advisor Bruce Whittey was present.

Technical Advisor Steph Smith was absent.

Staff members present were Sandra Bogaczyk (Office Assistant), Jannelle Combs (City Attorney), Ben Ehreth (Community Development Director), Will Hutchings (Planner), Allison Jensen (City Assessor), Brenda Johnson (Senior Real Property Appraiser), Kim Lee (Planning Manager) and Daniel Nairn (Planner).

Guests present were Kate Herzog (The Downtowners), Lloyd Deringer, Jason Hageness (JJ Hageness Renovation, LLC), Alex Haecker (AWH Architects), Cole Johnson (Sanford Health) and Nate Hacker (JLG Architects).

**CALL TO ORDER**

Chair Christianson called the meeting to order at 4:00 p.m.

**MINUTES**

The minutes of the March 12, 2020 meeting were distributed prior to the meeting.

**MOTION:** A motion was made by Mr. Keiser and seconded by Mr. Zenker to approve the minutes of the March 12, 2020 meeting. The motion passed unanimously by voice vote with members Fink, Gawrylow, Keiser, Van Orman, Zenker and Chair Christianson voting in favor.

Mr. Walth joined the meeting at this time.

## **RENAISSANCE ZONE PROJECT – 418 EAST ROSSER AVENUE JJ HAGENESS RENOVATION, LLC – REHABILITATION**

Mr. Nairn gave an overview of the staff report and stated that the applicant, JJ Hageness Renovation, LLC, is requesting approval of a Rehabilitation Renaissance Zone project for use as office lease space at 418 East Rosser Avenue, otherwise known as the Professional Building. The applicant is proposing a project cost value of \$2,500,000, exceeding the minimum investment threshold of 50% of the assessed building value and at least \$40 per square foot of finished floor area in capital improvements. Mr. Nairn stated that staff believes that replacement of the windows would be sufficient to eliminate any and all deteriorated conditions visible on the exterior of the building and that the brick siding appears to be in good condition. Mr. Nairn stated that no landscaping, which is called for in the design guidelines, has been proposed, but that there are also some utilities beneath the sidewalk of East Rosser Avenue that could be disrupted by tree roots.

Mr. Nairn stated that, based on information contained in the staff report, staff recommends approval of the Rehabilitation Renaissance Zone project 418 East Rosser Avenue for office lease space, as presented in all submitted documents and materials, a 100% property tax exemption on the building for five years and an exemption from state tax on income derived from the location for five years with the following conditions:

1. Downtown Design Review is approved prior to initiation of any improvements to the exterior of the building.

Mr. Whittey asked if there were any construction bids submitted. Mr. Nairn stated that he has not seen bids but the project cost amount he mentioned was submitted by the applicant.

Chair Christianson opened the public hearing.

There being no comments, Chair Christianson closed the public hearing.

**MOTION:** A motion was made by Mr. Zenker and seconded by Mr. Keiser to approve the Rehabilitation Renaissance Zone project for the building at 418 East Rosser Avenue as presented in all submitted documents and materials, a 100% property tax exemption on the building for five years and an exemption from state tax on income derived from the location for five years, with the following condition:

1. Downtown Design Review is approved prior to initiation of any improvements to the exterior of the building.

The motion passed with members Fink, Keiser, Van Orman, Walth, Zenker and Chair Christianson voting in favor. Authority member Gawrylow voted against.



Mr. Walth stated that he was concerned with the proposed use of the building since most Renaissance Zone projects have a known end use.

**DOWNTOWN DESIGN REVIEW – 418 EAST ROSSER AVENUE  
JJ HAGENESS RENOVATION, LLC – FAÇADE ALTERATIONS**

Mr. Nairn gave an overview of the staff report and stated that the applicant, JJ Hageness Renovation, LLC, is requesting approval for exterior alterations of a Rehabilitation Renaissance Zone project for use as office lease space at 418 East Rosser Avenue. Mr. Nairn stated that the applicant intends to modify the exterior of the building with the addition of cladding in a blue color to accent the southeast corner, roof line, and entrance from East Rosser Avenue, and also intends to replace all windows.

Mr. Nairn stated that the blue cladding material and dimensions have not been submitted to Authority members. The proposed façade alteration does not complement the context of surrounding buildings and does not conform to design guidelines within the DC – Downtown Core zoning district. He stated that the building could also be historic, according to the ordinance, because it is over 50 years old, although it is currently not listed on the National Register of Historic Places

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends continuation of Downtown Design Review for the proposed design for façade alterations at 418 East Rosser Avenue, allowing time for staff and technical advisors to work with the applicant on a design that meets City requirements.

Mr. Keiser asked if there was adequate parking if the building were to be used as a clinic. Mr. Nairn stated that this property is located within the downtown parking district and no off-street parking is required in this district by City ordinance.

Mr. Fink asked that since the use is not yet known what would the process be for changing the use of the building. Mr. Nairn stated that if the applicant wished to change the use, this would typically involve building code and parking review but no zoning change at that location would be necessary.

Mr. Hageness stated that the intent is to create an office building, not a clinic and that the interior layout plan is for office space.

Mr. Walth asked if heating and ventilation and plumbing will be replaced and if the roof has been inspected. Mr. Hageness stated that HVAC will be updated to high efficiency and a new stairway built on the west end. He stated that the roof was inspected and it does not have to be replaced.

Chair Christianson asked if the applicant was gutting the interior. Mr. Hageness stated that they were and that they are taking into account that some like open space offices and stated that the interior will all be new.

Mr. Walth asked if there had been an exterior inspection. Mr. Hageness stated that they did and there was a notation of exterior cracks in some of the brick but that no action was needed.

Mr. Whittey stated that he agrees with staff's recommendation that renderings and materials should be submitted before approval. He stated that he would like to see all elevations. He also recommended that street trees be included in the new plan.

Mr. Keiser stated that the image provided by the applicant violates the nature of the neighborhood.

Mr. Van Orman and Chair Christianson agreed and stated that they would like the applicant to present materials and plans.

**MOTION:** A motion was made by Mr. Keiser and seconded by Mr. Fink to continue review of the design of the project at 418 East Rosser Avenue, allowing more time to provide additional information and consider revisions to the proposed exterior design of the building. The motion passed unanimously with members Fink, Gawrylow, Keiser, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

Chair Christianson thanked the applicant for their project.

## **DOWNTOWN DESIGN REVIEW – 715 EAST BROADWAY AVENUE SANFORD OUTPATIENT SURGICAL CENTER – RENOVATION**

Mr. Nairn gave an overview of the staff report and stated that the applicant, Sanford Health, is requesting Downtown Design Review approval for renovation of a clinic for use as the Sanford Outpatient Surgical Center at 715 East Broadway Avenue. Mr. Nairn stated that the renovation applies to both the interior and exterior of the building as well as site development. He stated that the exterior renovation scope will include new exterior doors, windows, and canopy structures at entrances and on the northwest corner. The siding material will remain EIFS, but will be repaired and repainted with similar colors with the potential for an accent color to match company branding. A new metal panel will be installed on the roof to function as a screen for rooftop equipment since it is currently visible from ground-level. He stated that site improvements will be made to connect parking lots and improve traffic flow.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends



approval of the proposed design for the building at 715 East Broadway Avenue, as presented in all submitted documents and materials, with the following conditions:

1. Safe and direct ADA-accessible pedestrian accommodations are provided from the north entrance to East Broadway Avenue and from the west entrance to North 7<sup>th</sup> Street.
2. Existing street tree wells are enlarged and any removed trees are replanted with site development.
3. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

Mr. Nairn introduced Nate Hacker of JLG Architects who, in turn, introduced Cole Johnson, Sanford Health.

Mr. Johnson stated that Sanford Health submitted plans using enterprise standards with brick and pre-cast stone and mentioned that he will return to meet with Authority members or technical staff regarding signage at a later time, according to Downtown Design Review standards.

Mr. Hacker thanked Renaissance Zone Authority members and staff for the great working relationship he has experienced. He stated that they will add pedestrian pathways in two locations and would like to propose two enhanced traffic areas off East Broadway Avenue. He stated that he is still evaluating flow between parcels, with separate lots for staff and patient parking. He emphasized using enterprise standards using thinbrick and canopies on north and south corners. He added that corner elements would also be brick or cast stone and EIFS. He stated that the revised submittal was to patch and repair the EIFS around the building and repaint in a color which would complement the brick and stone. He stated that the plans call for new windows and doors in a new waiting and service area, and also stated that there would be sidewalk repairs.

Mr. Walth asked if staff or Authority members would review the materials and colors. Mr. Hacker stated that he is in the process of selecting materials and amenable to providing materials and renderings to Authority members for review.

Mr. Walth stated that he was fine with staff reviewing materials. Mr. Nairn stated that staff would also review for adequate pedestrian accommodations and modifying street tree wells as Forestry has recommended. Mr. Nairn added that these two items are in the suggested staff conditions for approval and added that in off-line discussions with the applicant they have voiced their willingness to work with staff to achieve those goals.

Mr. Johnson clarified that new windows are only expected to be changed if they are a mismatch to the majority opaque-style windows.

**MOTION:** A motion was made by Mr. Keiser and seconded by Mr. Zenker to approve the design of the Sanford Health Outpatient Surgical Center renovation at 715 East Broadway Avenue as presented in all submitted documents and materials including the following conditions:

1. The final selection of materials is approved by staff and the technical advisors prior to installation.
2. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

The motion passed unanimously with members Fink, Gawrylow, Keiser, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

#### **DOWNTOWN DESIGN REVIEW – 420 EAST MAIN AVENUE SCHUETT COMPANIES, INC – RENOVATION**

Mr. Nairn gave an overview of the staff report and stated that the applicant, Schuett Companies, Inc., is requesting Downtown Design Review approval of revisions to an approved design for the rehabilitation of the Patterson Place apartment at 420 East Main Avenue. Mr. Nairn stated that Downtown Design Review approval was granted by the Downtown Design Review Committee on November 14, 2019.

Mr. Nairn stated that the applicant is proposing three revisions to the approved design. Previously, all stucco was to be removed and a cupped metal tile panel was to be used to replace historic brick that was unavailable. The National Park Service has requested that the metal panels no longer be utilized and the stucco on both the north and west sides will be repaired or repainted as necessary. The stucco that was placed over brick would be removed on the south and east sides facing the streets with the exception of portions of the 10<sup>th</sup> floor, where brick was found to not be present. Secondly, the outdoor stairwell previously proposed within the right-of-way has been removed from the plan, and therefore no encroachment agreement would be necessary. Thirdly, one of the two rooftop signs has been removed from the design. The new design still includes a rooftop sign reading “Patterson Place” facing south.

Mr. Nairn stated that, based on the findings contained in the staff report, staff recommends approval of the proposed revisions to the design for 420 East Main Avenue, as presented in all submitted documents and materials, waiving the prohibition of rooftop signs in Section 4-04-09(4) (Specific Provisions for Downtown/Prohibited Signs) with the condition that any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.



**MOTION:** A motion was made by Mr. Walth and seconded by Mr. Van Orman to approve the revised design of the Patterson Place rehabilitation at 420 East Main Avenue as presented in all submitted documents and materials waiving the prohibition of rooftop signs in Section 4-04-09(4) (Specific Provisions for Downtown/Prohibited Signs) and including the following condition:

1. Any substantive revisions to the approved design must be reconsidered by the Downtown Design Review Committee prior to implementation.

The motion passed unanimously with members Fink, Gawrylow, Keiser, Van Orman, Walth, Zenker and Chair Christianson voting in favor.

Chair Christianson thanked the applicant for meeting with Authority members.

Mr. Haecker confirmed the description from staff and thanked Authority members for their time and commitment.

## **OTHER BUSINESS**

### **DISCUSSION ABOUT FUTURE OF RENAISSANCE ZONE PROGRAM**

Authority members discussed whether the impacts to the economy from COVID-19 have any ongoing relevance to the Renaissance Zone program.

### **REPORT FROM CITY STAFF**

Mr. Nairn stated that the approved Renaissance Zone project at East Avenue A, known as Renaissance Lofts, had been denied a parking variance but is awaiting potential changes to the off-street parking ordinance that would alleviate these concerns.

Mr. Nairn stated that he spoke with Denizen Partners about the 630 Main Apartments and said that the project is moving forward and he anticipates a request for project extension.

### **REPORT FROM THE DOWNTOWNERS**

Ms. Herzog stated that the third Business Impact Report for the community has been completed.

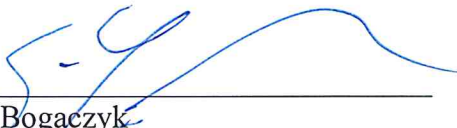
The State's recovery team is working on making businesses better prepared for COVID-19, such as changing to bathrooms where no doors are touched, for example, and requests suggestions from Authority members.

Chair Christianson stated that he was encouraged by two façade restorations at North 4<sup>th</sup> Street and the corner of North 4<sup>th</sup> Street and East Main Avenue.

## **ADJOURNMENT**

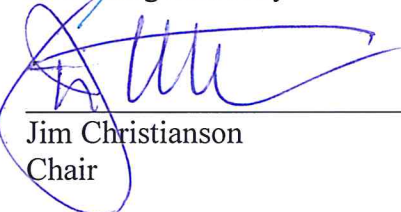
There being no further business, the meeting of the Bismarck Renaissance Zone Authority adjourned at 5:09 p.m. to meet again on June 11, 2020.

Respectfully submitted,



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Sandra Bogaczyk  
Recording Secretary



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Jim Christianson  
Chair